

CITY OF DANA POINT

Monday
December 9, 2013
6:00 p.m.



Community Center
34052 Del Obispo
Dana Point, CA 92629

PLANNING COMMISSION REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Vice-Chairwoman Claus, Commissioner Denton, Chairman Newkirk, Commissioner O'Connor, and Commissioner Whittaker

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of November 18, 2013.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP09-0011, Variance 09-0003, Conditional Use Permit CUP09-0009 and Site Development Permit SDP 09-0032 to allow for the demolition of the existing structures and the construction of a new 248,850 square foot hotel with 258 rooms that exceeds the maximum building height limit and deviates from some of the required building setbacks and to allow for an alternative to the off-street parking regulations through implementation of a shared parking program in conjunction with the proposed hotel.

Applicant/

Property Owner:

Michael Draz/Beverly Hills Hospitality Group

Location:

Coast Highway

25325 Dana Point Harbor Drive, 34297 and 34293 Pacific

Recommendation: That the Planning Commission hold a public hearing and continue the public hearing to the meeting of February 10, 2014.

Environmental: An Environmental Impact Report (EIR) has been prepared in accordance with Section 15081 of the California Environmental Quality Act (CEQA) for the project for the Commission's review. The EIR was circulated on July 24, 2013 to the County Clerk, general public and the State Clearinghouse for 45 days. The review period ended on September 6, 2013.

ITEM 3: Coastal Development Permit CDP09-0004, to construct a three story, mixed-use structure with ground floor retail and restaurant space located below two residential stories containing 18 dwelling units, and three levels of enclosed parking within the structure envelope with Vesting Tentative Tract Map VTTM 17317 to allow for the sale of the dwelling units as condominiums, and Site Development Permit SDP09-0008 to allow mechanical equipment chimneys to exceed the height limit at 24622 Del Prado.

Applicant/

Property Owner:

Location:

Mam Socal, Inc./Advent Dana Point, LLC

24622 Del Prado

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Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Vesting Tentative Tract Map VTTM 17317, Coastal Development Permit CDP09-0004, and Site Development Permit SDP09-0008.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15332 (Class 32) – In-fill Development Projects)

Request: Approval of Coastal Development Permit to develop a vacant parcel with a three story, mixed-use structure featuring retail and restaurant space located below two residential stories with 18 dwelling units, and three levels of enclosed parking within the structure envelope. A Vesting Tentative Tract Map is requested to allow for the sale of the dwelling units as condominiums, and a Site Development Permit is requested to allow mechanical equipment chimneys to exceed the height limit.

E. NEW BUSINESS

There is no New Business.

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

The December 23, 2013 meeting of the Planning Commission has been cancelled due to the Christmas Holiday. The *next regular* meeting of the Planning Commission will be held on Monday, January 13, 2013, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, December 6, 2013, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.



Ursula Luna-Reynosa, Director
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

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1F#0120-10/PC Agendas
Agenda Sub & Posted: 12/06/13